

**17.06.060 – Standards and Guidelines - RT-1, RT-2, RT-3, RT-4 and CBD-2 Districts (one- and two-family dwellings only)**

**A. Site Layout and Context**

Intent: To ensure building placement is consistent with the development pattern of the surrounding neighborhood.

Standards:

1. Buildings facades shall be oriented to the street. Front facades should squarely face the street and should not be set at an angle. However, if adjacent homes are set at an angle the new home may be similarly sited.
1. Site grading shall be consistent with that of adjacent properties. The slope and elevation of the property shall not be altered in such a manner that results in an artificial change of grade.
2. The amount of front or exterior side yard covered by driveways shall be limited per Section 17.24.070.A.

Guidelines:

1. Setbacks (front, side, rear) should generally follow the averages for the block on which the new house is located. Front and exterior side yard setbacks may be reduced based on averaging of existing principal building setbacks along the street frontage of a block – See Table 17.12-2 for setback requirements.
2. Building and site layout should be compatible with existing topography and vegetation. Preservation of existing trees, particularly older growth trees, is recommended.
3. The coverage of driveways and parking areas in the front and exterior side yards should be minimized to the greatest extent possible.

**B. Garages**

Intent: To reduce the appearance and prominence of garages.

Standards:

1. Garages shall meet the provisions of Section 17.22.020 Accessory Buildings and Structures, including but not limited to: requirement to provide access from a public alley; limitations on garage door width; and requirements to set back street-facing attached garages from the remainder of the building.
2. Detached garages shall be consistent with the architectural style of the house. Window styles, exterior materials, and trim detailing shall have a similar appearance to the house (but use of exact materials shall not be required).

Guidelines:

1. Detached or rear-loaded garages are recommended. A Building Coverage bonus shall be provided where a detached garage or an attached garage accesses via an alley is provided. See Table 17.12.2.
1. Street-facing doors on attached garages should incorporate glass panel windows.
2. The use of individual bay doors (single stall) is preferred over double-wide doors, particularly for street-facing attached garages. Stepped back, separate garage doors should also be considered to further soften the impact of a street-facing attached garage.

**C. Massing and Proportion**

Intent: To reduce the appearance of mass and to encourage new buildings to match the scale of the existing neighborhood.

Standards:

1. Buildings shall comply with the Bulk Requirements provided in Table 17.12-2 (including setbacks, building coverage, and building height).

Guidelines:

1. Scale, proportions, and height should be compatible with the general characteristics of homes in the

surrounding neighborhood. For example, effort should be made to reduce the appearance of height of a two-story house constructed among single-story houses.

2. Simple building forms and shapes are encouraged.
3. The following methods may be incorporated to reduce the apparent mass of a home:
  - a. Step back portions of the home. For example, set the second story back from the first story or add an unenclosed porch on the first story.
  - b. Use dormers to break up roof mass, if consistent with the architectural style of the home.
  - c. Incorporate horizontal design detailing to visually break up flat walls. Examples include wide skirt boards, mid-section trim between stories, frieze boards along roof eaves, partial or complete gable returns, or a change in siding or masonry patterns or materials.

#### **D. Roofs**

Intent: To encourage roofs and rooflines that add character and interest to a home.

Guidelines:

1. Roof form, pitch, and scale should match the architectural style of the house.
2. Simple gabled and hipped roof forms are preferred. Mansard and flat roofs should be used only if appropriate for the architectural style of the house.
3. Eaves that extend a sufficient distance to create shadow lines are encouraged if appropriate for the architecture of the structure.
4. The roof of the garage and other accessory structures should mimic the roof of the house in both form and pitch.

#### **E. Architectural Materials**

Intent: To promote use of architectural materials in a manner that complements traditional building styles.

Standards:

1. Primary siding materials shall be used consistently and at approximately the same proportion on each elevation of the building. For example, for a building with a masonry front elevation, masonry shall be used in a similar proportion on all other sidings of the building. (Note this Standard does not apply to materials used for accent purposes.)
2. Exterior trim detailing shall be consistent on all elevations. For example, the same size window casing shall be used for all windows on each elevation.

Guidelines:

1. Siding materials used for accent purposes on the front elevation (for example, a masonry water table or siding type used within a gable) are encouraged, but not required, to be used on the other elevations.
2. The use of exterior trim detailing is recommended, including window casing (a minimum of 4 inches), wide vertical corner boards, skirt boards, frieze boards, and midsection trim.
3. The limited use of decorative elements such as gable trusses, exposed rafters, arched doors and windows, quoins, pediments, etc. is encouraged, provided such elements do not overwhelm or clutter the home's appearance and are appropriate for the architectural style of the home.
4. Shutters should only be utilized where appropriate for the architectural style of the building. If shutters are used, they should exactly match the window size.
5. Chimneys should be masonry when located on a street-facing elevation.

#### **F. Windows**

Intent: Provide windows that are consistent with the architectural style of the house while being complimentary to the window types and fenestration found on traditional building styles.

Standards:

1. The same window types and style shall be used consistently on each elevation where feasible. Double hung and casement windows may be used interchangeably provided they are of a similar proportion and incorporate similar detailing where possible (such as the same lite/muntin pattern).

Guidelines:

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1. Windows should be incorporated on all elevations.
2. The distribution of windows on each individual elevation should be balanced. Large areas of blank wall should be avoided.
3. The style of windows should match the architectural style of the house.
4. The use of fixed and large, undivided pane windows is discouraged.
5. The use of window muntins (divides) should be consistent for all windows.

### **G. Doors and Entrances**

Intent: To promote designs that contribute to the pedestrian character and orientation of the streetscape.

Guidelines:

1. The primary entrance should be located at the front of the house, facing the street.
2. The front entry should be the predominate feature on the front elevation. Multi-story entry features should be used only when architecturally appropriate.
3. The style of doors, particularly the front door, should complement the architectural style of the house.
4. Open, full-width front or wrap-around porches are recommended to emphasize the front entrance. Porches should be at least six (6) to eight (8) feet in depth and constructed in a manner so as to be fully functional. Porch detailing should be consistent with the architecture of the house.
5. Unenclosed Porches are permitted to encroach up to eight (8) feet into the front, exterior side or rear yards. Unenclosed porches are not included in the calculation of Building Coverage. For the definition of an Unenclosed Porch vs. Enclosed Porch and Building Coverage see Ch. 17.30. For information on permitted yard encroachments, see Section 17.22.030.

### **H. Additions and Exterior Alterations**

Intent: To ensure additions and exterior alterations are complementary to the existing home and blend with the neighborhood.

Standards:

1. Additions and exterior alterations shall abide by the applicable Standards and Guidelines in Section 17.06.606 A-F.

Guidelines:

1. Additions should match the scale and mass of the original structure.
2. Additions and exterior alterations should match the existing house in exterior materials, color, architectural style and detailing, window proportion and type, and roof form, pitch, and color.

(2019-Z-11 : § 2; 2015-Z-25 : §5)